24 Queensbridge

The Lakes • Bedford Road • Northampton • NN4 7BF

TDB Real Estate

2,090 sq ft approx.

Modern Ground and First Floor Office

TO LET

Two Storey Office - Available on a new FRI Lease

- High quality offices
- Located on a highly desirable landscaped business park
- 9 car parking spaces
- Comfort cooling/heating and raised access floors

Location

The property is located at Queensbridge, forming part of The Lakes Business Park, which is the most desirable landscaped campus style office development in Northampton, incorporating a number of professional and corporate office occupiers.

Immediate access to the A45 (leading to J15 of the M1) and the town centre is available within minutes. Good public transport links. The property benefits from many local amenities nearby including The Britannia Public House, The Rowing Club Café (offering the opportunity for contract parking), Holiday Inn and the Riverside Retail park.

Accommodation

The property has been measured on a Net Internal Area basis as below. The approximate floor areas are:-

Floor	Sq Ft	Sq M
24 Queensbridge	2,090	194
Total	**2,090**	**194**

Description

The property benefits from the following amenities:-

- Approximately 2,090 sq ft over 2 floors
- 9 dedicated car parking spaces
- Flexible open plan accommodation
- Comfort cooling/heating
- Recessed LED lighting
- Carpeting throughout
- Kitchenette on each floor with fridge & dishwasher
- W/C facilities on both floors
- Suspended ceilings throughout
- Raised access floors with floor boxes
- Cycle storage and dedicated cycle routes to the town centre
- Excellent local nature walks nearby

Lease Terms

A new FRI lease to be negotiated at a rent of £40,000 per annum exclusive for the whole. Individual unit rents on application.

Utilities

The tenant will be responsible for Utility costs and must satisfy themselves as to good working condition of all service installations

Rates

A new individual assessment will be sought.

Interested parties are advised to make their own enquiries by contacting the Local Authority,

EPC

The property has an EPC rating of B-38. Certificate available upon request.

Legal Costs

Each party to pay their own legal costs in relation to any transaction.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Estate Charge

There is a small estates charge to cover maintenance/upkeep of common areas and the car park.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/antimoney laundering/

Viewing

Viewing and further information via the sole agents:

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